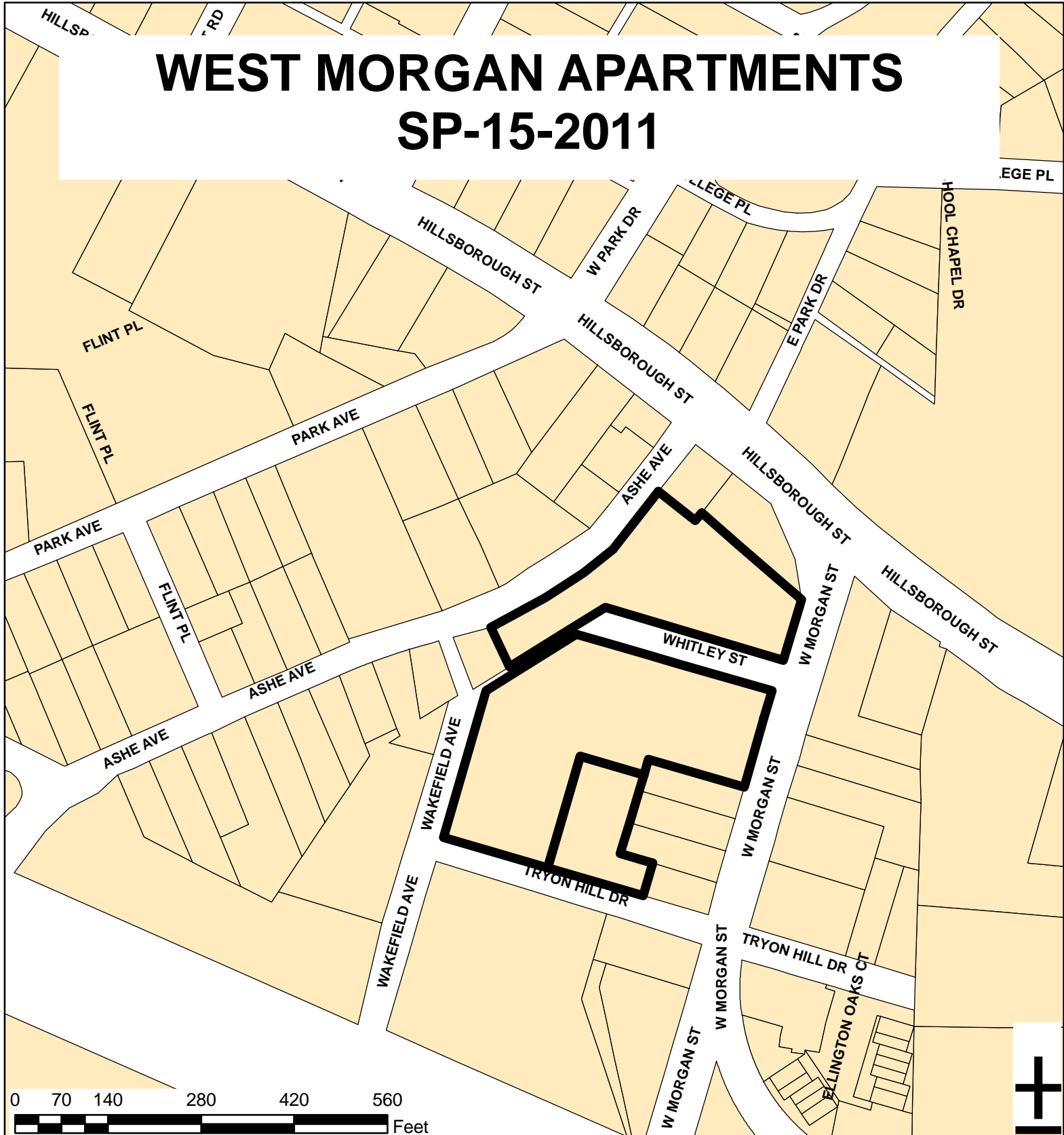


# WEST MORGAN APARTMENTS SP-15-2011



Zoning: **1-2 CUD, PBOD**  
CAC: **Hillsborough**  
Drainage  
Basin: **Rocky Branch**  
Acreage: **4.16**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**249**  
**Meade Bradshaw**  
**(919) 516-2664**  
**Geoscience Group**  
**(704) 941-2251**



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

SP-15-11

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

| Preliminary Approvals  |  | FOR OFFICE USE ONLY              |
|--|--|----------------------------------|
| <input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council<br><input type="checkbox"/> Preliminary Administrative Site Plans<br><input type="checkbox"/> Group Housing *<br><input type="checkbox"/> Multifamily (Infill)* | <input type="checkbox"/> Subdivision*<br><input type="checkbox"/> Infill Subdivision*<br><input type="checkbox"/> Cluster Subdivision<br><input type="checkbox"/> Expedited Subdivision Review | Transaction Number<br><br>293726 |
| * May require Planning Commission or City Council Approval   |  |                                  |

| Section A<br>GENERAL INFORMATION   |  |  |                         |
|--|--|--|-------------------------|
| Development Name <u>West Morgan Apartments</u>   |  |  |                         |
| Proposed Use <u>Residential Mixed Use</u>  |  |  |                         |
| Property Address(es) <u>925 W. Morgan, 912 Tryon Hill Drive</u>  |  |  |                         |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  |  |  |                         |
| P.I.N. <u>1703290807</u>   | P.I.N. <u>1703198695</u>   | P.I.N. <u>1703199501</u>                   | P.I.N.                  |
| What is your project type?   |  |  |                         |
| <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential<br><input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center<br><input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe: |  |  |                         |
| PRELIMINARY ADMINISTRATIVE REVIEW  | Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <u>N/A</u>  |  |                         |
| PLANNING COMMISSION OR CITY COUNCIL REVIEW   | Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.<br><u>Residential development exceeding 15 dwelling units per acre in the I-2 zoning district and zoning case Z-11-10.</u> |  |                         |
| CLIENT<br>(Owner or Developer)   | Company <u>FMW at Hillsborough &amp; Morgan, LLC</u>   |  |                         |
|  | Name (s) <u>Jim Zanon</u>  |  |                         |
|  | Address <u>132 Brevard Court, Charlotte, NC 28202-1926</u>   |  |                         |
|  | Phone <u>704-334-7211</u>  | Email <u>jim@fmwrealestate.com</u>         | Fax <u>N/A</u>          |
| CONSULTANT<br>(Contact Person for Plans)   | Company <u>Geoscience Group, Inc.</u>  |  |                         |
|  | Name (s) <u>Kevin McCorkle, PLA</u>  |  |                         |
|  | Address <u>500-K Clanton Rd Charlotte, NC 28217</u>  |  |                         |
|  | Phone <u>704-941-2251</u>  | Email <u>kmccorkle@geosciencegroup.com</u> | Fax <u>704-525-2051</u> |



Has your project previously been through the pre-submittal process? If yes, provide the transaction #

| Zoning Information  | Building Information   |
|---|--|
| Zoning District(s) <b>I-2, PBOD Overlay, Hillsborough Morgan Streetscape</b>                    | Proposed building use(s) <b>Mixed Use, apartments/retail</b>         |
| If more than one district, provide the acreage of each <b>N/A</b>                               | Existing Building(s) sq. ft. gross <b>N/A</b>                        |
| Overlay District <b>PBOD, Hillsborough Morgan Streetscape</b>                                   | Proposed Building(s) sq. ft. gross <b>395,600 sq. ft.</b>            |
| Total Site Acres <b>3.77 apartment 4.16 overall</b>   | Total sq. ft. gross (existing & proposed) <b>395,600 sq. ft.</b>     |
| Off street parking Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Proposed height of building(s) <b>Bldg 1 60' max, Bldg 2 70' max</b> |
| COA (Certificate of Appropriateness) case #   | FAR (floor area ratio percentage) <b>2.41</b>                        |
| BOA (Board of Adjustment) case # A-   | Building Lot Coverage percentage <b>47%</b> (site plans only)        |
| CUD (Conditional Use District) case # Z- <b>11-10</b>   |  |

#### Stormwater Information

|   |   |
|---|---|
| Existing Impervious Surface acres/square feet <b>146,556 sq. ft.</b>        | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface acres/square feet <b>143,899 sq. ft.</b>        | If Yes, please provide  |
| Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No | Alluvial Soils <b>N/A</b>   |
| Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No           | Flood Study <b>N/A</b>  |
|   | FEMA Map Panel # <b>N/A</b>   |

#### CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

The project is located in an area designated as community retail/mixed use. The project conforms to the guidelines of the Comprehensive Plan 2030 by providing a mixed use project with street level retail and high density housing.

#### FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

|  |   |
|--|---|
| 1. Total # Of Townhouse Lots <b>N/A</b> Detached <b>N/A</b> Attached <b>N/A</b>  | 9. Total number of commercial lots? <b>0</b>  |
| 2. Total # Of Apartment Or Condominium Units <b>249 apartments</b>   | 10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Total # Of Congregate Care Or Life Care Dwelling Units <b>N/A</b>   | If Yes, please answer the questions below:  |
| 4. Total # Of Mobile Home Lots <b>N/A</b>  | a) Minimum Lot Size   |
| 5. Overall Total # Of Dwelling Units (1-5 Above) <b>249 units</b>  | b) Total # Of Open Space Lots   |
| 6. Bedroom Units 1br <b>146</b> 2br <b>91</b> 3br <b>12</b> 4br or more  | c) Total # Of Phases  |
| 7. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>66 units per acre</b>  | d) Perimeter Protective Yards Provided  |
| 8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets | e) Must provide open space quotient per City Code 10-3071(5)  |

#### SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Ted Van Dyk, AIA New City Design Group** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

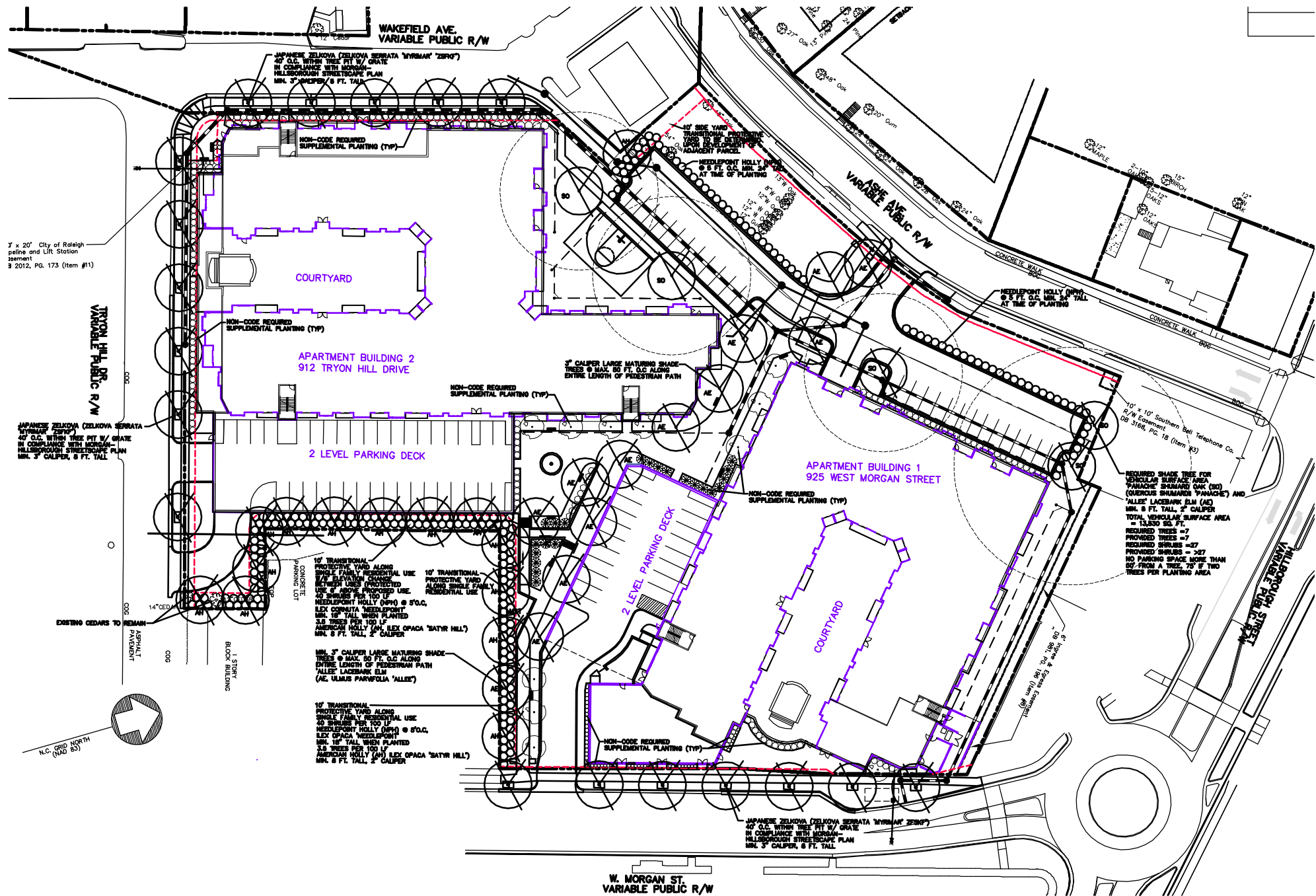
Signed **By: Jm 3** Date **2/1/2011**

Signed **James M. Zanoni Manager** Date

**Section B**

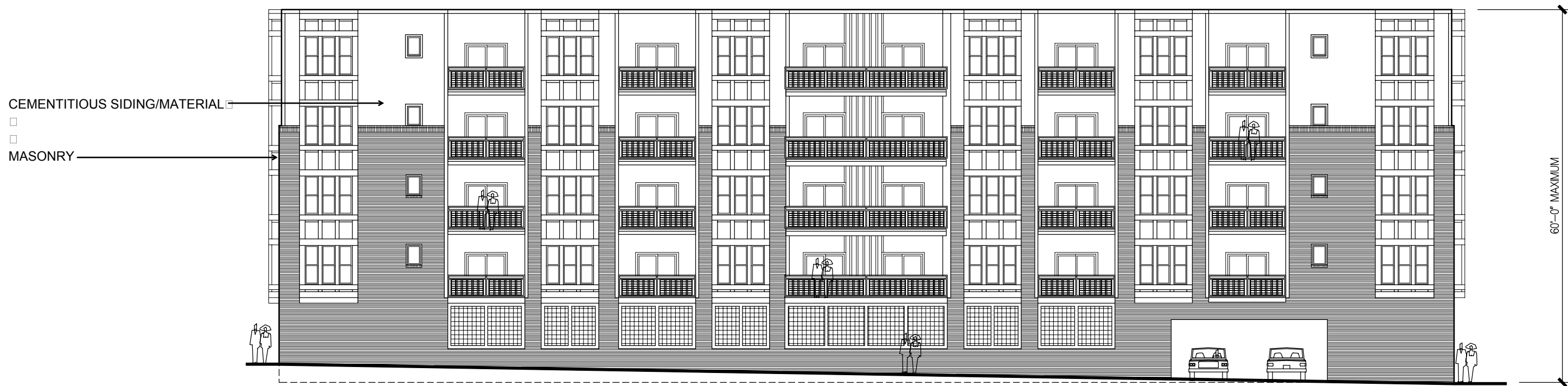
|  | TO BE COMPLETED BY APPLICANT        |                                     | TO BE COMPLETED BY CITY STAFF |    |     |
|--|-------------------------------------|-------------------------------------|-------------------------------|----|-----|
|  | YES                                 | N/A                                 | YES                           | NO | N/A |
| <b>General Requirements</b>  |                                     |                                     |                               |    |     |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 3. Client must print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 5. Provide the following plan sheets:  | <input checked="" type="checkbox"/> |                                     |                               |    |     |
| a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| b) Existing Conditions Sheet   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| c) Proposed Site or Subdivision Plan   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| d) Proposed Grading and Stormwater Plan  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| e) Proposed Utility Plan, including Fire   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| f) Proposed Tree Conservation Plan   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 7. Plan size 18"x24" or 24"x36"  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan  | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map   | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 11. Wake County School Form, if dwelling units are proposed  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| 12. Preliminary stormwater quantity and quality summary and calculations package   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                               | ✓  |     |
| 13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                               | ✓  |     |



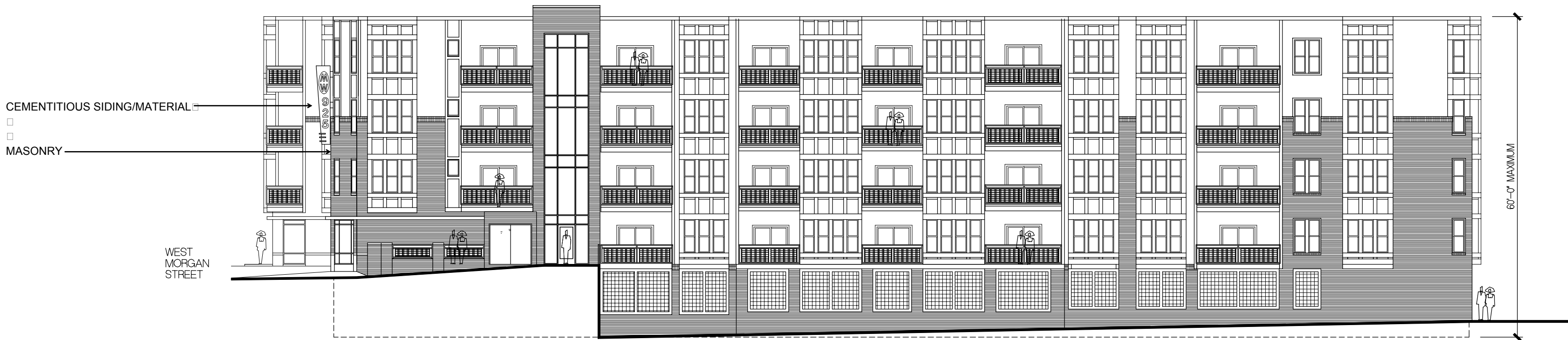




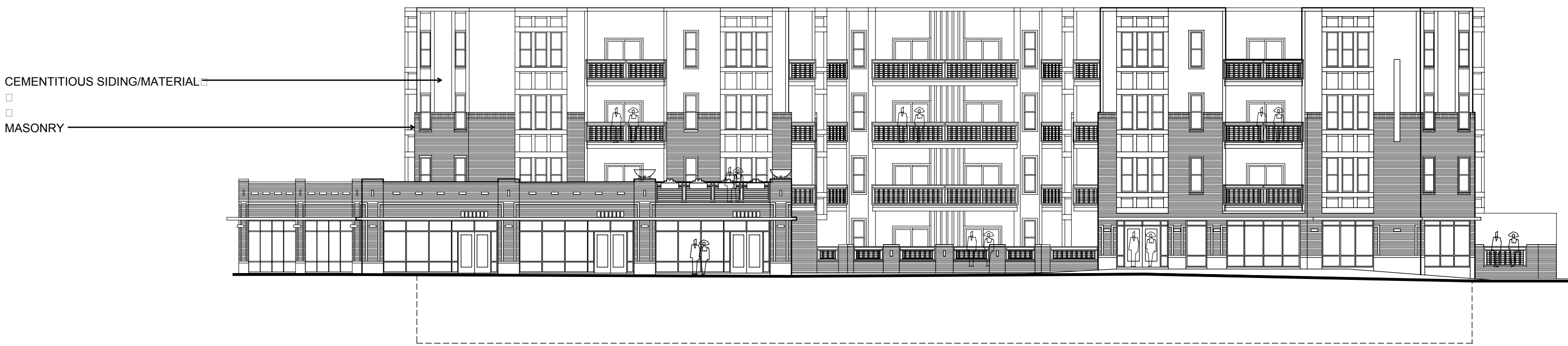
4  
A1  
BUILDING ONE - PARKING DECK ELEVATION  
SCALE : 1/16" = 1'-0"



3  
A1  
BUILDING ONE - ASHE AVENUE ELEVATION  
SCALE : 1/16" = 1'-0"



2  
A1  
BUILDING ONE - HILLSBOROUGH SIDE ELEVATION  
SCALE : 1/16" = 1'-0"



1  
A1  
BUILDING ONE - MORGAN STREET ELEVATION  
SCALE : 1/16" = 1'-0"

DURABLE MATERIALS: □  
per Hillsborough Morgan Streetscape and Parking Plan □  
□ New building facades along publicly accessible □  
rights-of-way shall include durable materials in keeping with  
surrounding buildings - brick/masonry (no concrete block), □  
hardcoat stucco (no EIFS), cementitious or wood siding (no  
vinyl), and assorted trim elements of quality construction □  
such as wood, aluminum, storefront, and similar systems. □  
□ Furthermore, at the ground floor along (1) public □  
rights-of-way and (2) the pedestrian path referenced herein □  
on page 7, exterior structural building elements including □  
structured parking will be clad with brick and/or traditional □  
hardcoat stucco.

NOTE:  
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSE ONLY  
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## WEST MORGAN APARTMENTS

RALEIGH, NORTH CAROLINA

### AN URBAN TWO HUNDRED FORTY-NINE UNIT APARTMENT PROJECT

DEVELOPED BY:

**FMW REAL ESTATE**  
132 BREVARD COURT  
CHARLOTTE, NORTH CAROLINA  
28202  
704.334.7211  
CONTACT: JIM ZANONI

● 01.14.11



### BUILDING ONE - ELEVATIONS

# A1

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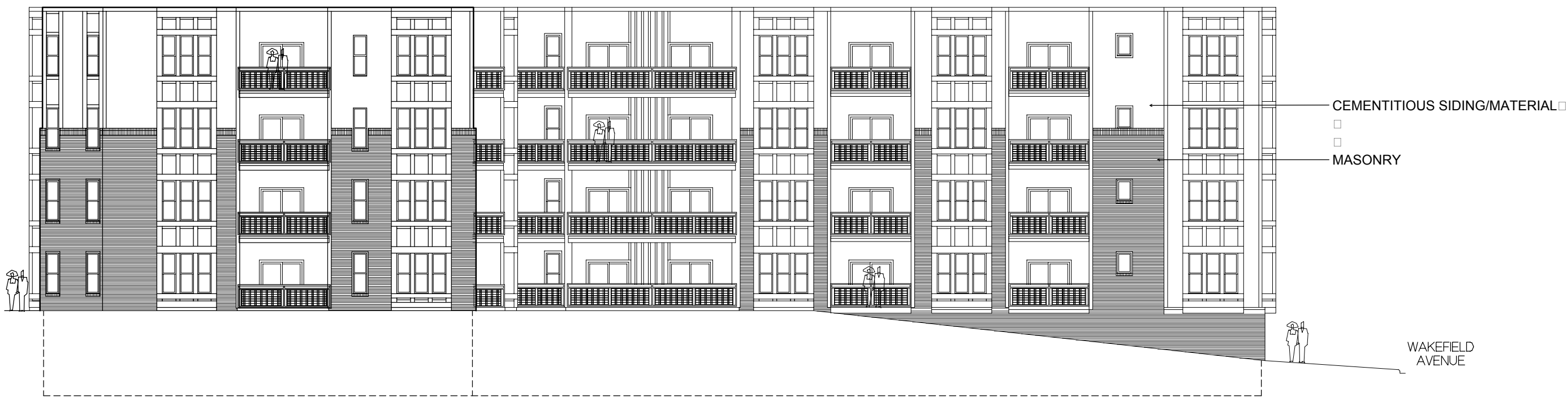


### BUILDING TWO - ELEVATIONS

# A2



4 BUILDING TWO - WAKEFIELD AVENUE ELEVATION  
A2 SCALE : 1/16" = 1'-0"



3 BUILDING TWO - ASHE AVENUE ELEVATION  
A2 SCALE : 1/16" = 1'-0"



2 BUILDING TWO - PARKING DECK ELEVATION  
A2 SCALE : 1/16" = 1'-0"



1 BUILDING TWO - TRYON HILL DRIVE ELEVATION  
A2 SCALE : 1/16" = 1'-0"

DURABLE MATERIALS: per Hillsborough Morgan Streetscape and Parking Plan

New building facades along publicly accessible rights-of-way shall include durable materials in keeping with surrounding buildings - brick/masonry (no concrete block), hardcoat stucco (no EIFS), cementitious or wood siding (no vinyl), and assorted trim elements of quality construction such as wood, aluminum, storefront, and similar systems.

Furthermore, at the ground floor along (1) public rights-of-way and (2) the pedestrian path referenced herein on page 7, exterior structural building elements including structured parking will be clad with brick and/or traditional hardcoat stucco.

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WEST  
MORGAN  
APARTMENTS

RALEIGH, NORTH CAROLINA

AN URBAN  
TWO HUNDRED  
FORTY-NINE  
UNIT  
APARTMENT  
PROJECT

DEVELOPED BY:

FMW REAL ESTATE

132 BREVARD COURT  
CHARLOTTE, NORTH CAROLINA  
28202  
704.334.7211  
CONTACT: JIM ZANONI

01.14.11



BUILDING  
ELEVATIONS

A3

CEMENTITIOUS SIDING / MATERIAL

MASONRY

1 BUILDING ONE - WEST MORGAN ELEVATION  
A3 SCALE : NOT TO SCALE

2 BUILDING ONE-HILLSBOROUGH PARTIAL ELEVATION/SIGNAGE  
A3 SCALE : NOT TO SCALE

CEMENTITIOUS SIDING / MATERIAL

MASONRY

3 BUILDING TWO - WAKEFIELD ELEVATION  
A3 SCALE : NOT TO SCALE

CEMENTITIOUS SIDING / MATERIAL

MASONRY

4 BUILDING TWO - TRYON HILL ELEVATION  
A3 SCALE : NOT TO SCALE

DURABLE MATERIALS: per Hillsborough Morgan Streetscape and Parking Plan

New building facades along publicly accessible rights-of-way shall include durable materials in keeping with surrounding buildings - brick/masonry (no concrete block), hardcoat stucco (no EIFS), cementitious or wood siding (no vinyl), and assorted trim elements of quality construction such as wood, aluminum, storefront, and similar systems.

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